



Planning Commission Meeting Agenda

April 8, 2025
5:00 PM

Council Chambers

415 W. 6th Street
Vancouver, WA
<https://us02web.zoom.us/j/88434725862>
(253) 215-8782, Webinar ID: 884 3472 5862

1. Call to Order and Roll Call

2. Approval of Minutes

- a. March 11th Meeting Minutes

3. Workshop

Comprehensive Plan Update - Plan Element Goals and Policies – Dominique Martinelli, Senior Long-Range Planner, Community Development Department; Chim Chune Ko, Real Estate Project Manager, Economic Prosperity and Housing Department

- a. Comprehensive Plan Update - Plan Element Goals and Policies – Dominique Martinelli, Senior Long-Range Planner, Community Development Department; Chim Chune Ko, Real Estate Project Manager, Economic Prosperity and Housing Department

4. Break 6:00 – 6:30 pm

5. Community Forum

To provide public testimony, please see instructions below.

6. Workshop

2025 Stand Alone Rezones to Facilitate Housing – Bryan Snodgrass, Principal Planner, Community Development Department

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Planning Commission

Members

Patrick Adigweme
Chair

Zach Pyle
Vice Chair

Marjorie Ledell
Nena Cavel
Sandra Beck
John Jay
Alyssa Wheeler

Community Development Department
415 W. 6th Street
P.O. Box 1995
Vancouver, WA 98668
360-487-7800
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7. Staff and Chair Communications

Adjournment

[ALT_AGENDA_FOOTER-_PLANNING]

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Meeting Minutes

Tuesday, March 11th, 2025

5 p.m.

City Hall

Council Chambers

415 W 6th Street

Vancouver, WA

The meeting was called to order at 5pm.

Commission Members Present:

Patrick Adigweme, Marjorie Ledell, Zach Pyle, Nena Cavel, Alyssa Wheeler, John Jay

Commission Members Absent: Sandra Beck

Motion by Commissioner Pyle, second by Commissioner Ledell to approve the absence of Commissioner Beck.

Roll Call

Commissioner Beck	Absent
Commissioner Cavel	Yes
Commissioner Ledell	Yes
Commissioner Wheeler	Yes
Commissioner Jay	Yes
Vice Chair Pyle	Yes
Chair Adigweme	Yes

Motion carried unanimously.

Staff Present: Rebecca Kennedy, staff liaison, Kail Hibbs, staff liaison, Becky Rude, staff attorney

Adoption of the minutes: February 11th, 2025

Motion by Commissioner Pyle, seconded by Commissioner Ledell

Roll Call

Commissioner Cavel	Yes
Commissioner Ledell	Yes

Members

Patrick Adigweme
Chair

Zach Pyle
Vice Chair

Nena Cavel
Sandra Beck
Marjorie Ledell
Alyssa Wheeler
John Jay

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Commissioner Wheeler	Yes
Commissioner Jay	Yes
Vice Chair Pyle	Yes
Chair Adigweme	Yes

Motion carried unanimously.

Workshop: Comprehensive Plan Update – Code Framework

Rebecca Kennedy, Deputy Director; Mark Person, Senior Planner, Community Development Department

Staff presented updated information on zoning districts and overlays to align with goals for the new code framework that will implement the updated Comprehensive Plan. Staff followed up on questions from the last Planning Commission workshop on the code framework, including minimum building heights and accessibility, micro-units and Accessory Dwelling Units (ADUs), master plan processes, as well as how to incorporate flexibility in the code while providing flexibility for innovation and consistency for the community, developers, and agency partners. They also reviewed density goals and how that will impact Vancouver and the Comprehensive Plan.

Commission discussion and staff responses:

- Draft building types for low and medium scale neighborhoods look very similar except for apartment building, the courtyard building, and the mixed-use residential. Are those the main differences between what is to be allowed in the low-scale and medium-scale? Staff responded that the height limit is different in comparison to low and medium scale, which will result in higher densities between the two zones.
- Will there be zoning districts created for mobile homes? Staff responded that this is under development and will be added to the list of zoning districts in the new code, but will only apply to existing manufactured home parks.
- Will new mobile home development be possible? Staff responded that there may be a pathway and that is being explored. Staff is in communication with owners and residents of mobile home parks.
- Does this code allow Single Room Occupancy (SRO) development? Staff responded yes, they are already allowed in the existing code and this allowance will be incorporated into the new code.
- Are you looking to get rid of conditional uses future? Staff responded that they want to make parameters more structured and limit conditional uses. However, state requirements require some uses to be conditional because they are classified as essential public facilities. This includes jails, airports, and opioid treatment centers, among others. Staff hope to limit conditional uses that are within the City's purview.
- Will the new code allow for an existing single family residential building type to be rebuilt in the low-scale and medium-scale neighborhood zoning districts? Staff responded that in the low scale neighborhood district, a single-family house can be built on any lot existing at the time of code adoption, regardless of whether it meets minimum density requirements.
- Will the new code allow for an existing single family residential building type to be rebuilt in the low-scale and medium-scale neighborhood zoning districts? Staff responded that in the low scale neighborhood district, a single-family house can be built on any lot existing at the time of code adoption, regardless of whether it meets minimum density requirements or maximum lot size requirements. In the medium scale neighborhood, a single-family house can be rebuilt on any parcel that contains a single-family house, but vacant lots at the time of adoption must comply with the minimum density and maximum lot size requirements of the district. In the medium scale neighborhood district, if a site is completely redeveloped the new development must comply with the minimum density and maximum lot size requirements of the district.
- Can you clarify non-conforming vs. non-compliance? Staff responded that overall, they want to reduce and limit non-conformities. They also want to avoid potential lending issues related to these, as this has come up in the past. Generally, staff are aiming to allow for building changes that move further toward conformity without requiring them to meet the new building type standards,

as its prohibitive to move a building to meet street orientation standards, for example, if the intent is only to expand. Staff are looking at creating a new term that doesn't have the same implications, particularly for lenders, that nonconformities can have, and are coordinating with City attorneys on this.

- With the addition of that Manufactured Home Park (MHP) district, there are a total of 10 base districts? Staff responded that this is correct, but two of these are parks districts and the MHP district will only apply to existing parks, which is less than 20 parcels overall. So functionally only 7 are being mapped on a large scale.
- Accessory Dwelling Building is put twice on slide 15. Staff responded that was a typo.

Community Forum

Carmen De Leon commented on green building practices and mixing nature with building construction, as well as the types of architecture they would like to see around Downtown Vancouver. They also opposed light rail in downtown.

Kimberlee Elbon joined remotely to comment on immigration policies and overpopulation, GMA policies, a vacant DSHS building to be turned into behavior and mental health facility, and against light rail in Vancouver.

Workshop: Downtown Design Guidelines Update

Jason Nortz, Development Review Division Manager, Community Development Department, City of Vancouver; Chris Sensenig, Raimi + Associates, consultant.

Staff presented a high-level review of 1995 guidelines in comparison to the draft updated 2025 guidelines. This included window design, building façade quality and materials, green building codes, and impacts on the cost of development.

Commission discussion and staff responses:

- Is the 2-3% estimated increase under the old guidelines or the new ones? Staff responded that the analysis did not include the 1995 guidelines. So, the extra 2% is basically the difference from going from existing code to the new guidelines, or from a stucco building to brick veneer masonry, which under the last draft would provide a higher-level finish for all buildings south of 15th St. This has been narrowed to just include the boundary of the current Heritage Overlay District 2 in the current draft.
- Do you get any sense that this is a point of friction or contention with builders/developers? Will this lead to a pause in development? Staff responded that in the current cost environment its hard to make most project feasible, which is one of the reasons why the materiality requirements and extent of this has been limited to Heritage Overlay District 2 as opposed to all properties within the Vancouver City Center Vision (VCCV) subarea. In addition, staff noted that while short term feasibility is low the intent of the updated guidelines is to enhance the quality of future development that occurs in better market conditions.
- Do the draft proposed guidelines account for accessibility? Staff responded yes, any ground floor building that would have a stoop is also required to have ground floor entries that are ADA compliant per the Building Code.
- How much architectural difficulty and cost do the revised proposed guidelines add? Staff responded that 2 inches of window articulation is more feasible than 3 inches due to waterproofing and quality of materials. Cost includes less than one quarter of one percent of total building costs.
- How would temporary businesses, pop-up retail, generally businesses with short-term, temporary leases be impacted by signage requirements? Staff responded that these requirements will be located in the sign code.
- For historical overlay district #2, why was the decision made to include the second-fourth floor in the higher quality material? Staff responded that the Farmer's Market building is a great example

of higher-quality brick up to the fourth floor and then concrete overlay on the upper floors. This building aligns with new historic overlay guidelines and focuses the more intense requirement in the most historic area that includes significant amount of brick.

- On slide 22, is best-available science in favor of bird-safe glass and 30% glazing practices? Staff responded that bird-safe glass is required for the first 60 feet which reflect habitat, i.e. tree reflections.
- Are the height requirements in alignment with sightline of a building? Staff responded that yes, the materiality guidelines are intended to support a quality pedestrian experience and balance this with impact on development feasibility.

Public Hearing: Section 30 Masterplan – East 30 Acres

Mark Person, Senior Planner, Community Development Department

Staff presented an overview of the Masterplan known as HP East, that includes 30-acres to the east of the existing HP master planned development. This included community outreach; coordination with utility and service providers and C-TRAN, the regional transit agency; and coordinate with adjacent large property owners. Staff summarized plans for building and street design, the full site utilization plan requirement, environmental mitigation, and management of the property in alignment with City guidelines.

Discussion questions

- The note about stormwater, do we expect any high levels or abnormal amounts of stormwater or wastewater? Staff responded no; we do not anticipate any issues.

Applicant Presentation: Justin Chi, Project Manager, HP Inc; Trent Thelen, Consultant, ZGF Architects; Jennifer Brager, Consultant, Tomasi, Brager & DuBay.

Applicant presented an overview of HP and its existing conditions and masterplan designs. HP highlighted the employment and innovation opportunities it will bring to Vancouver as well as highly activated pedestrian plazas and recreational paths in East Vancouver.

Discussion Questions

- On slide 17, the masterplan proposes flexibility in hashed areas, and all that gets resolved at time of site-plan approval? HP responded yes.
- Is the coordination with property owners ongoing? HP responded yes; it is ongoing.
- What is HP's timeline? HP responded that the full scope of timeline is still being determined.

Public Testimony

Kimberlee Elbon commented on the view of mount hood being lost due to development and potential archeological impacts and asked that more analysis be done for toxic waste, archeological impacts, and other environmental impacts.

Commission Deliberation

- Commissioner Wheeler supported the master plan due to its commitment to multi-modal transportation investments, family wage jobs, and the vitality this project will bring to east Vancouver.
- Commissioner Jay supported the master plan and commented in support of the SE First Street improvements that are currently underway and will facilitate Section 30 development broadly.
- Commissioner Cavel is in favor of the project and the activation and jobs it brings to east Vancouver.
- Commissioner Ledell is in favor of pedestrian areas, usage of green-building and trees, and commitment to partnering with C-TRAN.
- Vice-Chair asked how long this approval will last for? Staff responded that City masterplans do not have an expiration date.

- Chair is in favor of the project and how it aligns with City and Commission goals.

Motion by Commissioner Ledell, seconded by Commissioner Jay, to forward a recommendation for approval of the HP East Master Plan to the City Council.

Roll Call

Commissioner Cavel	Yes
Commissioner Ledell	Yes
Commissioner Wheeler	Yes
Commissioner Jay	Yes
Vice Chair Pyle	Yes
Chair Adigweme	Yes

Motion carried unanimously.

Communication from the Chair

- Appreciative of the Commission's efficient utilization of question and discussion time and submitting detailed comments beforehand.

Communication from Staff

- Reminder of Open Public Meetings Act requirements and clarifications related to outside gathering of Commissioners at non-City public events.

The meeting adjourned at 8:11 pm

Patrick Adigweme, Chair

MEMORANDUM

DATE: April 8, 2025

TO: Chair Adigweme and Planning Commissioners

FROM: Dominique Martinelli, Senior Long-Range Planner, CDD
Rebecca Kennedy, Deputy Director; CDD

RE: **OUR VANCOUVER – Draft Goals and Policies – Part 1**

Intent

Provide Planning Commission with an update on the following:

- Progress on overall development of Goals and Policies for the Draft Comprehensive Plan
- Review draft goals and policies for the Land Use, Housing, Climate and Economic Opportunity Chapters
- Gather Commission input and direction on the initial set of goals and policies for further refinement.
- Outline next steps in drafting the remaining plan, refining the content, and preparing to release a public comment draft of the Plan document in late summer.

Background:

The City of Vancouver's Comprehensive Plan provides the overall long-term vision and policy direction to manage the built and natural environment in Vancouver and provide necessary public facilities to achieve that vision. The City adopted its first comprehensive plan under Washington's Growth Management Act in 1994 (Chapter 36.70A RCW), with a major re-write occurring in 2004, and a less substantive update occurring most recently in 2011. The new plan – called Our Vancouver – includes the below vision for the future of the City, which was crafted through an 18-month engagement process and that involved more 1,000 community members.

"Vancouver is an equitable and prosperous community, which ensures that all residents, businesses and organizations benefit from the growth and advancement we make together. Vancouver will be recognized for our quality of life, as evidenced by affordable housing in vibrant, safe and walkable neighborhoods, access to jobs and economic opportunity for all, and resilience to the impacts of climate change."

Over the past two years, staff have worked with community members, advisory and working groups, and technical experts to shape the framework for the updated plan. Working with these partners, chapter-specific vision statements were established and an overarching framework and structure was developed. This workshop is the first step in Council review of the plan document, and focuses on plan

goals and policies for four chapters- Land Use, Housing, Climate and Economic Opportunity. A second workshop next month is scheduled to review the goals and policies for the remaining plan elements. Goals and policies define the outcomes we aim to achieve, and the principles that will guide future decision making. In addition, they are aligned with existing Council policy direction and informed by extensive community engagement, and incorporate relevant state requirements.

Plan Structure:

The Comprehensive Plan is organized to support a clear policy framework that connects the community's vision with actionable implementation tools.

Each element of the plan contains the following components:

- **Chapter Vision Statement** – Each topic area begins with a forward-looking statement that describes the desired future conditions for that element of the plan. These vision statements were shaped through extensive community engagement and were endorsed by City Council in late 2023.
- **Goals** – Each chapter includes a set of goals that articulate measurable outcomes the City aims to achieve by 2045. These goals reflect the community's values and the long-term results that policy and investment decisions are intended to deliver.
- **Policies** – Policies are high-level principles and guidance that direct future decision-making, investments, and implementation actions. They provide the policy “backbone” for how the City addresses land use, housing, economic development, climate resilience, and other key areas. The policies reflect and reinforce other strategic policy direction from the City in other planning efforts, such as:
 - The Strategic Plan
 - 2024-2044 Transportation System Plan
 - Housing Action Plan
 - Economic Development Strategy
 - Climate Action Framework
 - Reside Vancouver Anti-Displacement Strategy
 - Parks and Recreation Comprehensive Plan
 - Urban Forestry Management Plan
- **Actions and Metrics** – These will be developed in a future phase. Actions will define the specific directives, strategies, programs, and tools needed to implement each policy. Metrics will provide a means of tracking progress over time and holding the City accountable for delivering on its commitments.

Community Input

The draft goals and policies presented for Council's review are the direct result of a comprehensive, equity-centered, and ongoing engagement effort that took place from Spring 2023 through early 2025. This engagement was designed to ensure the Comprehensive Plan is grounded in community priorities and reflects the lived experiences of Vancouver's diverse residents.

Engagement Highlights:

- Over 850 direct conversations at 19 community events.

- 1,000+ survey responses from residents across a broad spectrum of neighborhoods, income levels, and age groups.
- An interactive digital pin map with geographically specific input on housing, parks, mobility, and more.
- The Community Partners, representing organizations that serve BIPOC, LGBTQIA+, latine, youth, low-income, and disabled communities, met regularly to co-create policy elements and inform direction.
- Six Community Working Groups (CWGs) focused on housing, climate, transportation, economic opportunity, equity, and the building industry contributed technical and lived-experience-informed guidance to refine draft content.

Key Contributions to Policy Development:

- **Land Use and Development:** Community members emphasized the importance of connected, walkable neighborhoods with access to jobs, childcare, food, and parks. There was strong support for infill development, revitalizing underutilized spaces, and preventing displacement.
 - Goals LU-1 and LU-2 reflect broad community support for walkable communities that integrate housing, employment, childcare, retail, and public services, reducing the need for long vehicle trips and promoting community interaction.
- **Housing:** Engagement underscored the need for middle housing, culturally specific housing, and a robust commitment to affordability and anti-displacement strategies. Residents advocated for policy tools such as rent control, inclusionary zoning, and homeownership support programs.
 - Goal H-2 and policies such as 102 (Allow Middle Housing) and 104 (Culturally Specific Housing Needs of Diverse Communities) reflect strong feedback calling for more housing choices—including middle housing, multigenerational housing, and culturally specific models—to meet the diverse needs of Vancouver’s population.
 - Goal H-4 and a series of related policies (e.g., 96 – Emergency Rental Assistance, 97 – Right to Return, 98 – Right of First Refusal, and 99 – Reduce Displacement in the Face of New Growth) directly respond to input from the Community Partner Group and survey participants emphasizing the need to mitigate displacement and maintain stable communities as the city grows.
- **Climate and Environment:** The Climate CWG and broader public input shaped goals around reducing emissions, increasing tree canopy, improving stormwater infrastructure, and addressing climate resiliency—particularly for vulnerable populations.
 - Community members consistently supported integrating nature-based solutions and building resilience into public and private development. This is reflected in Goal CL-1 and policies such as 5 (Green Infrastructure), 27 (Climate Corridors), and 76 (Climate Resilient Spaces).
 - Input emphasizing the disparate impacts of pollution, noise, and poor air quality in underserved neighborhoods led to Goal CL-4 and policies such as 20 (Indoor Air Quality), 21 (Mitigate Noise Pollution), and 22 (Reduce Environmental Health Disparities from Pollution).

- **Economic Opportunity:** Feedback pointed to the need for inclusive workforce development, affordable commercial spaces, neighborhood-serving businesses, and the need to address the childcare deficit in the community and the impact that has on the workforce. Community Partners emphasized policies that remove structural barriers and foster entrepreneurship in equity-priority communities.
 - CWG feedback directly shaped EO-1 and EO-4, as well as policies such as 32 (Support Small Businesses and Equity Priority Communities) and 36 (Equitable Workforce Development), which aim to ensure that local economic development benefits historically underserved groups.
 - Feedback from the community partners directly informed the development of policy 31, support access to childcare, which aims to improve access to childcare in the community.

Next Steps

This workshop represents the Commission's first review of draft goals and policies for the Comprehensive Plan. Last evening, on March 7, we reviewed them with the Council for the first time as well. Following these workshops, staff will incorporate Council and Commission feedback, continue refining the policy content, and begin developing actions and metrics that support implementation and accountability.

Key next steps include:

- May 13 workshop: goals and policies for the remaining plan chapters (Parks and Recreation, Infrastructure, Equity and Inclusion, Community Feel, Transportation and Mobility) will be reviewed with the Commission.
- Late May: publication of DEIS for 45-day public comment period
- Late summer: publication of public comment draft of updated plan and code for community review.

Attachments:

1. Goals and Policies for Review

Staff Contact

Rebecca Kennedy(she/her), Deputy Director, Community Development
Rebecca.Kennedy@cityofvancouver.us

Domenique Martinelli (she/her) Senior Planner, Community Development
Domenique.Martinelli@cityofvancouver.us

Vision Statement and Goals

Land Use, Development, and Built Environment (LU)

- **Vision Statement:** *We will create connected and accessible neighborhoods that provide a mix housing, jobs, and essential services in accessible and inviting spaces. We will add new types and sizes of housing that are affordable to a wide range of community members and foster a sense of inclusion for people of all backgrounds. We recognize that change will occur in neighborhoods and corridors across the city, and that we must accommodate this change while preventing displacement, maintaining livability and finding new ways to use existing buildings and infrastructure. Our vision emphasizes the importance of creating community spaces where people can build and sustain relationships. We aspire to build a resilient, thriving, connected, and inclusive urban landscape that creates harmony between the built and natural environment and fosters choice and opportunity throughout the city.*
- **Goals:**
 - **LU-1: Connected and Accessible Neighborhoods:** Vancouver neighborhoods are places where community members can walk, bike, or roll to a diverse mix of community and open spaces, services, retail, fresh food, healthcare and educational opportunities and amenities within 15 minutes or less.
 - **LU-2: Built Environment Promotes Health:** New investments in the built and natural environment promote health and well-being, active lifestyles, and community interaction, and increase access to parks, open space and outdoor recreation opportunities.
 - **LU-3: Reduced Carbon in the Built Environment:** We have successfully decreased local carbon emissions associated with Vancouver's built environment through investments in energy-efficient buildings, compact urban design, access to frequent transit, and infrastructure that supports active modes of travel.
 - **LU-4: Efficient Use of Land:** Finite land and material resources are used efficiently, minimize environmental impact, and improve efficiency of service delivery by focusing new development in areas with existing infrastructure to move toward a more compact urban form.

Housing (H)

- **Vision Statement:** *We strive to build a community where people have many choices about where they will live, all within thriving, active, and affordable neighborhoods that they are proud to live in. We envision a future where housing is affordable and accessible to everyone and is designed in a culturally inclusive way. We commit to increasing opportunities for homeownership and wealth creation and prioritizing the needs of historically excluded communities from opportunities. Our strategy aims to maximize the number and range of housing options, embrace non-traditional design methods, add middle and multigenerational housing, and accommodate the diversity of housing needs within our community. In the future, many different housing options will be affordable to the entire community, all located within connected and accessible neighborhoods that provide safe and convenient access to employment opportunities, education, essential services and open space.*
- **Goals:**
 - **H-1: Housing Production:** In 2045, the City has added a minimum of 38,000 net new housing units to its current stock, eliminating the current housing deficit and providing enough housing to serve Vancouver's diverse and growing community.

- **H-2: Diverse and Accessible Housing:** A wide range of new housing types are provided to fit a variety of household sizes, cultures, incomes, and abilities, and where community members can access housing that meets their needs at all stages of life.
- **H-3: Reduce Homelessness:** The City and its partners work collectively to provide adequate transitional, permanently supportive, and affordable housing in the community, so that all residents have access to safe and stable housing.
- **H-4: Prevent Displacement:** The City and its partners work collectively to prevent displacement of community members due to direct impacts and market forces by providing resources that support residents remaining stably and securely housed.
- **H-5: Access to Homeownership:** Homeownership is attainable for people across the income spectrum, particularly communities previously excluded from buying a home through racial covenants and discriminatory lending practices.
- **H-6: Affordable Housing:** Vancouver community members have access to affordable housing regardless of income, including both market rate and income-based housing options, and the City prioritizes long-term preservation of existing affordable units.

Climate, Environment, Sustainability and Resiliency (CL)

- **Vision Statement:** *We envision a future where there is balance between the built and natural environment, with resilient and thriving communities that are well prepared to adapt to the impacts of climate change. We commit to expanding green spaces and the ecosystems they host, building sustainable infrastructure, combating heat islands and providing every community member with multimodal transportation options that reduce greenhouse gas emissions. We will invest in projects and initiatives that support those most impacted by climate change and engage all community members in finding solutions. We will prioritize the development of infrastructure and community spaces that are ready to function during times of disaster and create places where people continue to be able to live, work and play as the climate changes.*
- **Goals:**
 - **CL-1: Resiliency and Climate Adaptation:** Vancouver is a resilient and sustainable city that is prepared to mitigate and adapt to the localized impacts of climate change including sea level rise, landslides, flooding, drought, heat, smoke, and wildfire.
 - **CL-2: Increase Biodiversity and Enhance Natural Spaces:** Vancouver has thriving ecosystems, build green infrastructure and preserve natural spaces that enhance air quality, provide natural cooling, sequester carbon, and beautify neighborhoods, enriching residents' quality of life.
 - **CL-3: Decrease Emissions:** Vancouver is a carbon neutral community that excels in reducing carbon emissions and criteria pollutants through implementing sustainable practices and green infrastructure.
 - **CL-4: Environmental Health:** Community members experience better environmental health conditions through the protection and enhancement of local ecosystems, improved air and water quality, reduced exposure to environmental hazards and increased access to natural spaces.

Economic Opportunity (EO)

- **Vision Statement:** *We envision a future where all community members have access to stable jobs that allow them to support themselves, their families and communities. We commit to prioritizing wealth creation and financial stability for historically excluded groups, growing economic opportunity for all, developing a green economy that mitigates the impacts of climate change, and supporting innovation in business and industry. We recognize that access*

to housing and childcare is essential to building a resilient and equitable economy. We believe in community-centered economic development that focuses on people and uplifts our existing workforce while providing options for those who will be here in the future. We commit to building and strengthening partnerships to support small businesses and startups, expand workforce training opportunities, break down barriers to entry and promote upward mobility, particularly for historically underserved and excluded communities.

- **Goals**

- **EO-1: Invest in People:** Vancouver has a robust local economy that supports community-wide prosperity, with a range of employment opportunities that provide stable, family-wage jobs, and an ecosystem of training and skill building resources to build the workforce of the future.
- **EO-2: Thriving Economy and Industries:** By 2045, Vancouver will have added 44,000 new jobs by attracting diverse businesses and industries, fostering innovation, encouraging entrepreneurship, supporting local businesses and startups, supporting new technologies, and providing the infrastructure, workforce, and resources industries need to thrive and grow sustainably.
- **EO-3: Circular and Sustainable Economy:** Vancouver's economy is sustainable, circular, and supports climate action and adaptation. City investments in economic development promote holistic cycles of consumption and production, prioritizes renewable resources, and support industries that advance environmental health and economic stability.
- **EO-4: Inclusive and Community-Centered Economic Growth:** Economic growth provides benefits and opportunities to all community members, supports upward mobility, and provides opportunities for wealth creation.

Policies:

No	Policy Name	Description	Associated Goal(s)
3	Disaster Recovery and Emergency Response	Develop tailored emergency response resources to ensure equitable emergency access, response, and recovery, mitigating risks from extreme weather and climate-related hazards.	CF-3, EI-1, CL-1
4	Reduce Urban Heat Island Effect	Minimize impacts of the urban heat island effect, reduce temperature disparities for equity priority neighborhoods, and safeguard vulnerable populations from the adverse effects of extreme heat through proactive measures.	CL-1, CL-2, CL-4
5	Incorporate Green Infrastructure into Development	Prioritize integrating green infrastructure into new development, redevelopment, replacement of existing infrastructure, and development of public spaces within the City to improve stormwater quality and reduce urban heat island effect.	CL-1, CL-2, IF-1
6	New Green Buildings	Ensure that buildings contribute to the City's greenhouse gas reduction goals, protect occupants from climate hazards and extreme weather, and minimize harm to wildlife and natural ecosystems.	CL-1, CL-3

7	Solar Access	Expand community solar access for low income homeowners and renters.	CL-1, CL-3
8	Reduce Solid Waste	Increase waste diversion rates through a system that minimizes landfill reliance, reduces greenhouse gas emissions, prioritizes composting and encourages resource recovery.	CL-1, CL-3, CL-4
9	Conserve Water Resources	Encourage water-efficient technologies and practices, reuse systems, and conservation programs to reduce consumption and ensure sustainable water availability amid climate change and growing demand.	CL-1, CL-4
10	Stormwater Management	Focus on improving water quality and prevent flooding through managing stormwater flows, encouraging natural filtration of precipitation to ground water, reducing runoff, mitigating flood risks by advancing systems that manage stormwater effectively, and enhancing local water quality in the watershed.	CL-1, IF-1
11	Adapt Infrastructure to Climate Change	Retrofit existing infrastructure, parks and natural spaces, and construct new facilities to adapt to the localized impacts that will occur in the community due to climate change.	CL-1, IF-1
12	Protect Critical Areas and Shorelines	Protect existing Critical Areas within the City, and Shorelines of Statewide Significance, and ensure no net loss of ecological functions through avoidance of impacts, conservation design principles, and compensatory mitigation when loss of ecological function cannot be avoided.	CL-2
13	Restore Critical Areas	Support restoration and enhancement of Critical Areas by private landowners, or through City / nonprofit acquisition and other initiatives.	CL-2
14	Equitable Distribution of Tree Canopy	Meet tree canopy coverage goal of 28%, using the City's Equity Index to target investment in underserved neighborhoods lacking coverage.	CL-2
15	Habitat and Species Under Stress from Climate Change	Take inventory of and protect climate refugia, and fish and wildlife habitat needs for species under stress from climate change.	CL-2, CL-4
16	Reduce Emissions From Existing Buildings and Infrastructure	Reduce emissions from buildings, structures, and, infrastructure in the community.	CL-3, IF-1
17	Low Carbon Fuels	Support the transition to low-carbon fuels by expanding local production and distribution, supporting infrastructure growth, and adoption incentives.	CL-3, CL-4

18	Embodied Carbon	Source materials used in the construction and development of new housing and commercial spaces from within the region, utilize low carbon materials, or utilize materials found on site, reducing embodied carbon.	CL-3, EO-3
19	Support the Use and Storage of Renewable Energy	Encourage new renewable energy infrastructure, promote development of storage systems, and work with Clark Public Utilities to promote demand-response strategies and programs to ensure a stable, resilient, and sustainable energy grid.	CL-3, IF-1
20	Indoor Air Quality	Improve indoor air quality for residents most susceptible to negative impacts from exposure to particulates, carbon monoxide, nitrogen dioxide, and lead.	CL-4
21	Mitigate Noise Pollution	Reduce and mitigate noise pollution from major stationary and mobile sources (air travel, vehicles, freight, and railroads, high intensity industrial uses), prioritizing vulnerable populations and reducing the impact in residential, commercial, and natural areas.	EI-1, CL-4
22	Reduce Environmental Health Disparities from Pollution	Mitigate air, water, heat, noise, and light pollution in vulnerable areas, with a focus on areas with high equity index scores.	EI-1, CL-4
23	Recycling and Organic Material Management	Mandate citywide recycling and organic waste programs, focusing on composting, waste-to-energy technologies, and education to achieve zero waste and support sustainable consumption cycles.	EO-3, CL-3
26	Conserve Land For Open Space and Preservation	Acquire environmentally sensitive land with ecological benefits for the purpose of conservation, public use, or recreation in currently underserved areas.	PR-2, CL-2
27	Climate Corridors	Develop climate corridors to mitigate climate impacts through greener streets, street tree canopies, natural plantings for stormwater management, linear parks, and other climate resilient techniques. Use City-owned right-of-way to create a network of corridors that support climate adaptation and safe and healthy	TM-1, CL-2, PR-2
28	Support Transit with Resilient Infrastructure Improvements	Enhance transit developed under the C-Tran network with supportive infrastructure that adapts to localized impacts of a changing climate to further reliable, frequent, and accessible services, reduce delays, prioritize underserved areas, and establish multimodal hubs for seamless connections.	TM-2, EO-1, EI-1, IF-1

29	Avoid Siting Housing Near Point Source Pollution	Avoid siting new housing near known stationary sources of air, water, heat and light pollution, and facilitate site and building design that mitigates impacts from stationary pollution sources for both new and existing housing.	CL-4
30	Lifting Up Equity Priority Groups in Access to Employment	Ensure equitable access to technology, workforce training, and skill-building programs removing barriers for people facing the greatest barriers to employment access like undocumented residents, formerly incarcerated residents, LGBTQ+ adults and youth, and residents with physical or cognitive disabilities.	EI-1, EO-1, EI-5
31	Support Access to Childcare	Support the development of new childcare facilities in the City and eliminate regulatory barriers preventing their creation.	EI-3, EO-1
32	Support Small Businesses and Equity Priority Communities	Expand access to capital, technical assistance, and market entry pathways for small business, women and queer owned businesses, and equity priority-owned businesses to foster inclusive economic growth.	EO-4, EO-1, EI-1
33	Conserve Lands Providing Employment	Conserve and invest in industrial lands and other areas that provide employment for middle & high wage jobs.	LU-2, EO-2
35	Leverage City-Owned Assets for Affordable Commercial Space	Utilize City-controlled real estate to provide affordable commercial leasing opportunities for small and emerging businesses.	EO-4, EI-1, EO-2
36	Expand Equitable Workforce Development and Career Pathways	Ensure all residents have access to career pathways, workforce training, and entrepreneurship opportunities that lead to living-wage jobs and wealth creation, with a focus on underrepresented communities.	EO-1, EI-1, CF-4
37	Facilitate Job-Creating Business Growth and Investment	Support businesses that create high-quality jobs by reducing barriers to growth, streamlining development processes, and ensuring access to necessary resources and infrastructure.	EO-2, EO-4, CF-4
38	Strengthen Neighborhood Business Districts	Ensure neighborhood business districts are safe, vibrant, and accessible hubs of economic activity through strategic public and private investment.	EO-4, LU-1
39	Streamline the Development Process	Simplify the development review process where feasible and as needed to reduce housing costs.	H-1

41	Equitable Access to Services and Amenities	Expand equitable access to municipal services, essential community based services and other amenities by prioritizing investment in underserved areas, ensuring all communities thrive and meet their basic needs.	IF-1, C-4, EI-1, LU-1
42	Sub-Area and Corridor Plans	Develop Subarea plans for key centers and corridors citywide, facilitating the development of integrated residential, commercial, employment and community uses.	LU-1, CL-3, CL-4
43	Employment Hubs	Support integrated development, with commercial activities, public services, employment and amenities near to residential development, and vice-versa	LU-2
44	Transitions Between Zones	Develop regulations that provide transitions between zoning districts to ensure compatibility.	LU-2
45	Adaptive Reuse	Support efforts to reutilize retrofit, or repurpose underutilized buildings, structures and infrastructure for the development of new housing and commercial spaces, in a manner that is equitable, environmentally conscious, and socially and ethically conscious.	LU-2, CL-3
46	Shared Parking	Facilitate and expand allowances for shared utilization of off site parking facilities.	LU-4
47	Underdeveloped Lots	Prioritize, facilitate, and incentivize development on infill and underutilized lots.	LU-4, LU-1, IF-1
50	Health Equity	Broaden access to essential health services in underserved neighborhoods, address the needs of population groups with greatest health disparities, and address built environment causes of place based health disparities.	EI-1, CL-4
52	Universal Design	Require universal design principles in new housing, commercial development, and public spaces. Support retrofitting existing homes for accessibility, and prioritize affordable housing options tailored to multi-generational living, aging in place, and a wide range of abilities.	EI-2, PR-1, H-2
53	Incorporate Community Outcomes into Development	Develop mechanisms to integrate community benefits into City-led redevelopment projects and private development that requires quasi judicial approval.	H-4, EI-4
58	Support the adoption of Zero Emission Vehicles	Increase the adoption of electric, hybrid, and alternative fuel vehicles by promoting and implementing incentives, education programs, and policy with a focus on reducing financial barriers to EV ownership.	CL-3

59	Reduce Vehicle Miles Traveled Per Capita	Reduce the total number of vehicle miles traveled, and the average vehicle miles traveled as the City grows in population to lessen traffic congestion, improve safety and reduce pedestrian fatalities, reduce greenhouse gas emissions, and improve local air quality.	CL-3, CF-3, TM-2
60	Pedestrian Oriented Building and Site Design	Ensure new medium-high scale residential, mixed use development, and commercial development is developed in a human scale manner and is oriented toward the street, increase street front use, visual interest, and integration with adjacent buildings, creating a comfortable and accessible environment for people who walk, bike or roll to destinations.	LU-1
61	Equitable Transit Oriented Development	Tailor regulations, incentives and investments to facilitate development near current and future transit stations, ensuring new development is accessible to equity-priority communities and those most reliant on public transit.	LU-1, LU-2, TM-2
68	Locate Resources Near Transit Access	Locate community resources near current and future high capacity transit stations to ensure access to those most reliant on public transit.	LU-1, TM-2
75	Multilingual and Culturally Competent Services	Ensure all city services, including houselessness outreach, mental health support, and legal aid, are accessible in multiple languages and delivered with cultural competency.	CF-2, EI-1, H-3
76	Climate Resilient Spaces	Incorporate elements of climate resiliency into new privately and publicly developed public spaces.	CL-1, CF-1
77	Broaden Equitable Access to Natural Spaces and Parks	Site new accessible and attainable housing in close proximity to parks, expanding access to existing features, and developing or restoring new features in underserved neighborhoods.	CL-4, PR-3, H-1
78	Community Centers	Establish multipurpose community centers offering social, recreational, educational, and cultural programming, especially in underserved areas.	CL-4, PR-3, IF-1
85	New funding methods for affordable housing	Explore and develop additional funding methods and resources to support affordable housing and community ownership opportunities	H-1, H-6
86	Equity Priority Community Access in Housing	Ensure populations who were historically excluded from housing can access housing in areas with access to resources and services.	H-2, EI-1
87	Naturally occurring affordable housing	Preserve naturally occurring affordable housing and discourage conversion to more expensive housing or commercial uses.	H-3, H-4
88	Mixed Income Housing	Develop incentives to integrate below market housing as part of new market rate housing projects.	H-5, H-6

89	Affordable Homeownership	Facilitate homeownership opportunities through assistance programs, grants, and other methods that reduce barriers to entry for low- and moderate-income households.	H-5, H-6
90	Acquire land for affordable housing development	Pursue strategic acquisition and utilize existing City-owned land for affordable housing.	H-6
91	Regional Planning	Coordinate closely with Clark County, other adjacent jurisdictions, and other government entities such as C-Tran, RTC, and school districts to ensure growth areas are managed sustainably, urban services are delivered efficiently, multimodal connectivity and public transit in the region is expanded, and regional collaboration supports shared goals, in accordance with formally adopted countywide planning policies	LU-4, CL-3, TM-2, TM-1
92	Optimize Freight Corridors	Designate and enhance freight corridors to prioritize efficient goods movement and reduce congestion.	TM-3, EO-2
93	Enhance Port Access and multimodal freight solutions	Improve infrastructure and connectivity to and from the Port of Vancouver to streamline freight operations.	TM-3, EO-2
94	Analyze Displacement Risk	Prior to making large scale public investments, analyze and mitigate displacement pressures in high-risk areas.	E-1, H-2, H-4, IF-1
95	Permanently Supportive Housing	Expand the availability of permanently supportive housing and emergency shelter beds with integrated services for people with disabilities, houseless individuals, and at-risk populations.	H-3
96	Emergency Rental Assistance	Provide financial support to help at-risk households remain in their homes, preventing eviction and displacement.	H-4, EI-1
97	Right to Return	In areas experiencing late stage displacement where many community members have been displaced, prioritize for future affordable housing opportunities to help them return to their communities.	H-4, EI-1
98	Right of First Refusal and Sweat Equity	Explore models and opportunities for existing residences and businesses to have right of first refusal to purchase property when it's being sold, or build an equity stake in the property over time.	H-4, EO-1
99	Reduce displacement in the face of new growth	Implement anti-displacement strategies and actions that protect residents advance of public investment so communities can remain in place and benefit from improvements.	H-4, EI-1

100	Access to Non-Traditional Homeownership Methods	Broaden access to homeownership in the community for first time owners, low income residents, and other groups typically excluded from the market due to price through alternative ownership methods.	CF-1, H-4, H-5, H-6,
101	Non-Traditional Housing	Promote and remove regulatory barriers preventing non-conventional methods of constructing housing, such as modular, panelized constructed, 3d printing, or other methods.	H-1, CF-4
102	Allow middle housing	Increase housing diversity by allowing a range of missing middle housing types (duplexes, triplexes, townhomes, cottage clusters, and courtyard apartments) in low- and medium-intensity residential areas to expand affordability and accessibility.	H-2
103	Identity based housing needs	Work with partners to facilitate and fund housing that meets the needs of different households based on age, sex, gender identity, culture, disability and other factors.	H-2, H-3
104	Culturally Specific Housing Needs of Diverse Communities	Work with partners to facilitate and fund housing that reflects the cultural values and needs of Vancouver's diverse populations.	H-2, CF-2, EI-1
105	Engage with Tribal Community Members	Foster meaningful partnerships with tribal communities and original stewards of the land we currently occupy, integrating their knowledge, priorities, and cultural perspectives into local decision-making processes.	EI-1, EI-4, CL-2
109	Facilitate Annexation	Work with Clark County and residents in the Urban Growth Area to facilitate orderly, fiscally sustainable annexations, ensuring urban standard service levels with logical boundary considerations.	LU-4
111	Historic and Culturally Significant Resources	Protect and preserve culturally significant, historic, archeologic, and ecologic community resources. Promote preservation, restoration, and rehabilitation of historic and architecturally significant structures.	CF-2, CL-1, CL-2
112	Periodically Reassess Land Use	Assure consistency of overall land use and capital facilities plans by reevaluating Vancouver's land use plan if funding is inadequate to provide necessary public facilities and services to implement the plan.	IF-1, LU-4



Comprehensive Plan – Goals & Policies Planning Commission Workshop

Domenique Martinelli (she/her), Senior Planner, Community Development

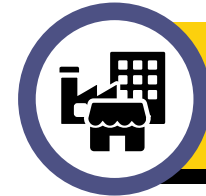
Chim Chune Ko, Real Estate Project Manager, Economic Prosperity and Housing

April 8, 2025

Introduction

Agenda

- ➔ Organization, process, philosophy
- ➔ Review of initial goals and policies
- ➔ Review next steps / discussion



Land Use and Development



Climate and Environment



Housing



Economic Opportunity



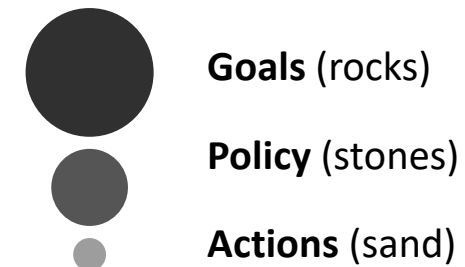
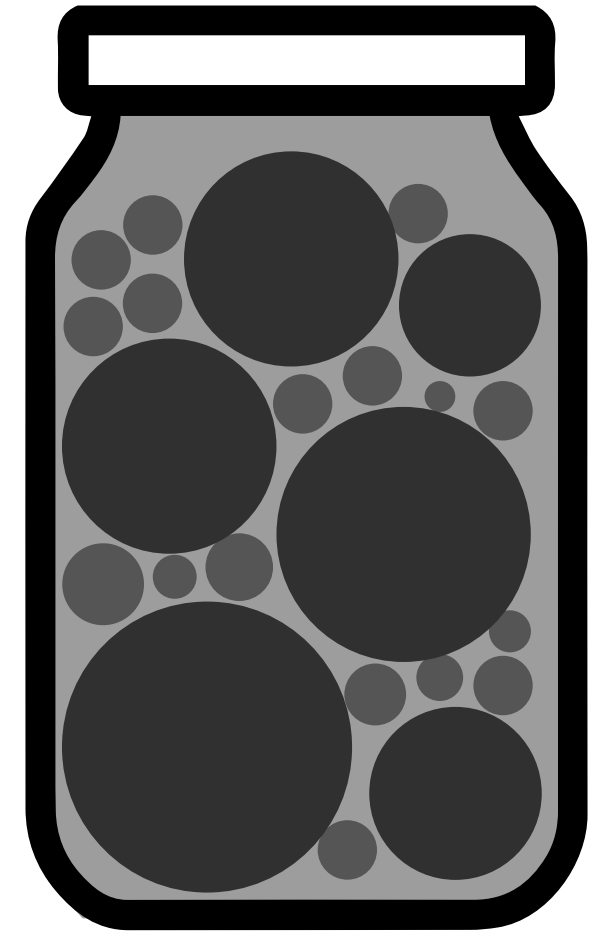
Plan Organization

- **Plan Vision Statement** – Overarching vision statement for the plan effort that guides the direction of the plan. What will Vancouver **be** like in 2045?
- **Chapter** – Broad categories by which we organize the comprehensive plan and its overall direction.
- **Chapter Vision Statement** – Vision statement for individual chapters that set the stage for more detailed goals, policies, and actions. Only **one** statement per chapter.
- **Goal** – Desired outcome that the city aims to achieve. It represents a future condition of what we expect something to be. Each goal relates to only **one** chapter.
- **Policy** – Deliberate system of principles to guide decisions and achieve outcomes stated within the goals. A policy can relate to **many** chapters.
- **Action** – The specific action proposed to be taken to accomplish a policy. Includes capital investments, establishment of programs, best practices.



The Value of Goals and Policies

- Sets the overall direction for how we intend to achieve the outcomes desired for our community
- Guides the way we make land use decisions, including future Comp Plan / zone changes and other discretionary decisions
- Guides programmatic and capital investments for departments and disciplines across the City that impact the built environment
- Policies are often needed for grant funding purposes – need for guiding policy to be eligible for funds
- Sends signals to private market / guides investment in the community



General Philosophy

- **What's in the span of our control?** Policies reflect what we know we need to do, narrow in on what we can do, and eliminate what's outside our influence.
- **More concise and focused policy = achievable outcomes:** policies are written in normative, concise statements that are clear for everyone to understand (staff, council, the community). Limiting the number of goals and policies ensures we don't spread ourselves beyond what we can reasonably accomplish.
- **Metrics = accountability:** we need policies that can be measured to track progress and remain accountable to the community.



Goal: LU-1

Connected and Accessible Neighborhoods.

In **2045**, Vancouver residents will have the ability to walk, bike or roll to meaningful spaces, services and amenities within 15 minutes or less.

Connected and accessible neighborhoods are essential for building a vibrant, resilient, and healthy community. Designing a community where residents can walk, bike, or roll to essential services, and public spaces within a short distance contributes significantly to fostering social connection, reducing communitywide emissions through reduced car travel, and improving mental health outcomes. With growth in the downtown core, Vancouver has been making progress in bringing amenities closer to where people live, but more concentrated efforts will need to be made over the next 20 years. Many neighborhoods fin central downtown and east of I-205, still experience gaps in access.

The proposed policies and key action items focus on creating an interconnected street grid, enhancing active transportation options, and ensuring access to parks and diverse amenities. Key actions include designing layouts that minimize cul-de-sacs and improve connectivity, encouraging mixed-use developments for a broader range of housing and pedestrian-oriented commercial spaces. By prioritizing safe, accessible, and well-distributed public spaces, these initiatives help reduce travel distances, promote physical activity, and foster social connections. This approach also ensures equity, allowing every resident the chance to participate fully in community life and benefit from Vancouver's resources without having to own a private vehicle.



Associated Policies

- 10. Connected Street grid
- 11. Public Safety through Environmental Design
- 15. Pedestrian Oriented Building and Site Design.
- 17. Coordinated Development Strategy
- 18. Parks Access
- 22. Active Transportation

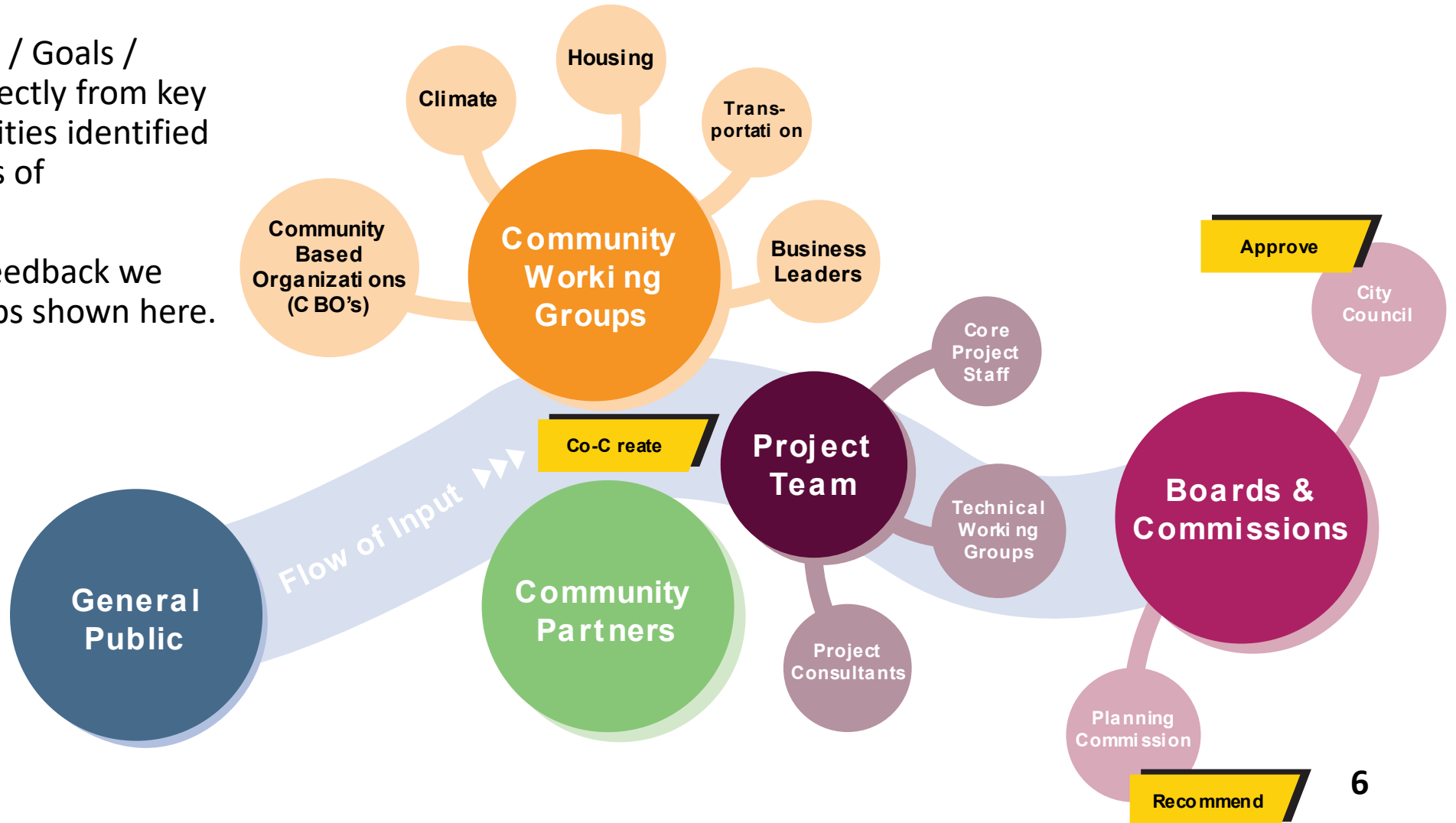


Key Actions

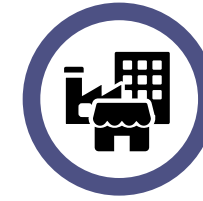
- 10.1** Plan and implement street layouts that create a connected grid, minimizing cul-de-sacs and ensuring multiple routes between key destinations. This enhances accessibility and reduces travel distances.
- 10.2** Upgrade existing streets and intersections to improve connectivity, including adding new streets or extending existing ones to close gaps in the grid.
- 15.1** Allow for mixed use development, a wide range of housing types, and an expanded range of pedestrian oriented commercial uses within all land use designations except industrial.
- 17.6** In exchange for redevelopment and district system support, require above-standard developments and systems in energy efficiency and production, stormwater, parking, waste management, and public realm.
- 18.1** Develop new parks in underserved areas and improve connectivity with pedestrian and bike paths. Ensure parks offer diverse amenities and are evenly distributed across the community.

Policy Development Process

- Vision Statement / Goals / Policies come directly from key community priorities identified over last 2+ years of engagement.
- Build off direct feedback we heard from groups shown here.



Draft Goals – Land Use



LU-1

Connected and Accessible Neighborhoods

LU-2

Built Environment Promotes Health

LU-3

Reduced Carbon in the Built Environment

LU-4

Efficient Use of Land

- *Currently 12 policies related to the Land Use Chapter*
- *Note that most policies relate to more than one chapter*



Draft Goals – Climate



CL-1

Resiliency and Climate Adaptation

CL-2

Increase Biodiversity and Enhance Natural Spaces

CL-3

Decrease Emissions

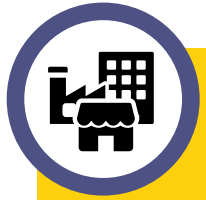
CL-4

Environmental Health

- *Currently 34 policies related to the Climate Chapter*



Key Policy Takeaways



Land Use and Development (LU)

Promote Sustainable and Equitable Growth – Ensure that land use and development support economic vitality, environmental sustainability, and social equity by prioritizing employment opportunities, mixed-use development, and access to resources.

Enhance Connectivity and Accessibility – By integrating land use with transit, pedestrian-friendly design, and shared infrastructure, these policies lead to a more connected, accessible, and livable urban environment.

Optimize Land Use Efficiency – Encourages adaptive reuse, efficient land use, infill development, and supports efficient service delivery.



Climate and Environment (CL)

Enhance Resilience– Adapt to and mitigate climate change impacts through promoting green infrastructure, reducing emissions, improving stormwater management, and increasing urban tree canopy.

Advance Environmental Justice / Public Health Equity – By addressing community emissions, extreme heat, disaster preparedness, and access to green spaces, vulnerable communities, equitable distribution of environmental benefits & improved public health outcomes.

Sensitive Lands – Focus on conservation and preservation of environmentally sensitive lands to promote urban canopy and improve water quality and natural ecosystems.



Draft Goals – Housing



H-1 **Housing Production**

H-2 **Diverse and Accessible Housing**

H-3 **Reduce Homelessness**

H-4 **Prevent Displacement**

H-5 **Access to Homeownership**

H-6 **Affordable Housing**

- *Currently 22 policies related to the Housing Chapter*



Draft Goals – Econ Opportunity



EO-1

Invest in People

EO-2

Thriving Economy and Industries

EO-3

Circular and Sustainable Economy

EO-4

Inclusive and Community Centered Economic Growth

- *Currently 14 policies related to the Economic Opportunity Chapter*



Key Policy Takeaways



Housing (H)

Increase Affordability and Accessibility – Policies promote affordable housing development, preservation of existing affordable units, expanded homeownership opportunities, and integrated mixed-income housing.

Prevent Displacement - Strategies such as anti-displacement measures, emergency rental assistance, and culturally specific housing initiatives seek to mitigate market and non-market displacement pressures.

Diversify Housing and Streamline Development – Encourage middle housing, alternative construction methods, universal design, to increase housing supply, ensures housing meets diverse community needs.



Economic Opportunity (EO)

Expand Workforce Development and Career Access – Policies aim remove barriers to employment by increasing access to training, career pathways, and entrepreneurial support, and childcare.

Foster Inclusive Business Growth – Policies that support small businesses, affordable commercial spaces, and innovation hubs help grow a thriving ecosystem for entrepreneurship and economic resilience.

Strengthen Economic Infrastructure – Enhancing transit, industrial lands, and neighborhood business districts ensures businesses and workers have the necessary resources and connectivity to support sustainable economic growth.



Next Steps

- Review remaining policies at follow up study session
 - ➔ Parks, Recreation, Open Space, and Community Health
 - ➔ Equity & Inclusion
 - ➔ Transportation and Mobility
 - ➔ Community Feel
 - ➔ Infrastructure, Public Facilities and Services
- Further refinement with Community Working Groups
- Issued as part of Draft Comprehensive Plan for public comment in July
 - ➔ ***Will include Goals, Policies, Actions, and Metrics to measure implementation.***



An aerial night photograph of a modern city waterfront. The scene features several multi-story buildings with illuminated windows, a pedestrian bridge with warm lighting, and a body of water reflecting the lights. The sky is a mix of purple and orange hues from the sunset. A semi-transparent blue and orange geometric overlay is present on the left side of the image.

Questions and Discussion

www.beheardvancouver.org/plan2045



MEMORANDUM

DATE: April 2, 2025

TO: Chair Adigweme and Planning Commission members

FROM: Bryan Snodgrass, Principal Planner, Community Development Department, Comprehensive Planning Division

RE: **April 8, 2025 workshop review of 2025 Standalone Zone Changes**

CC: Rebecca Kennedy, Deputy Director, Community Development Department

Introduction

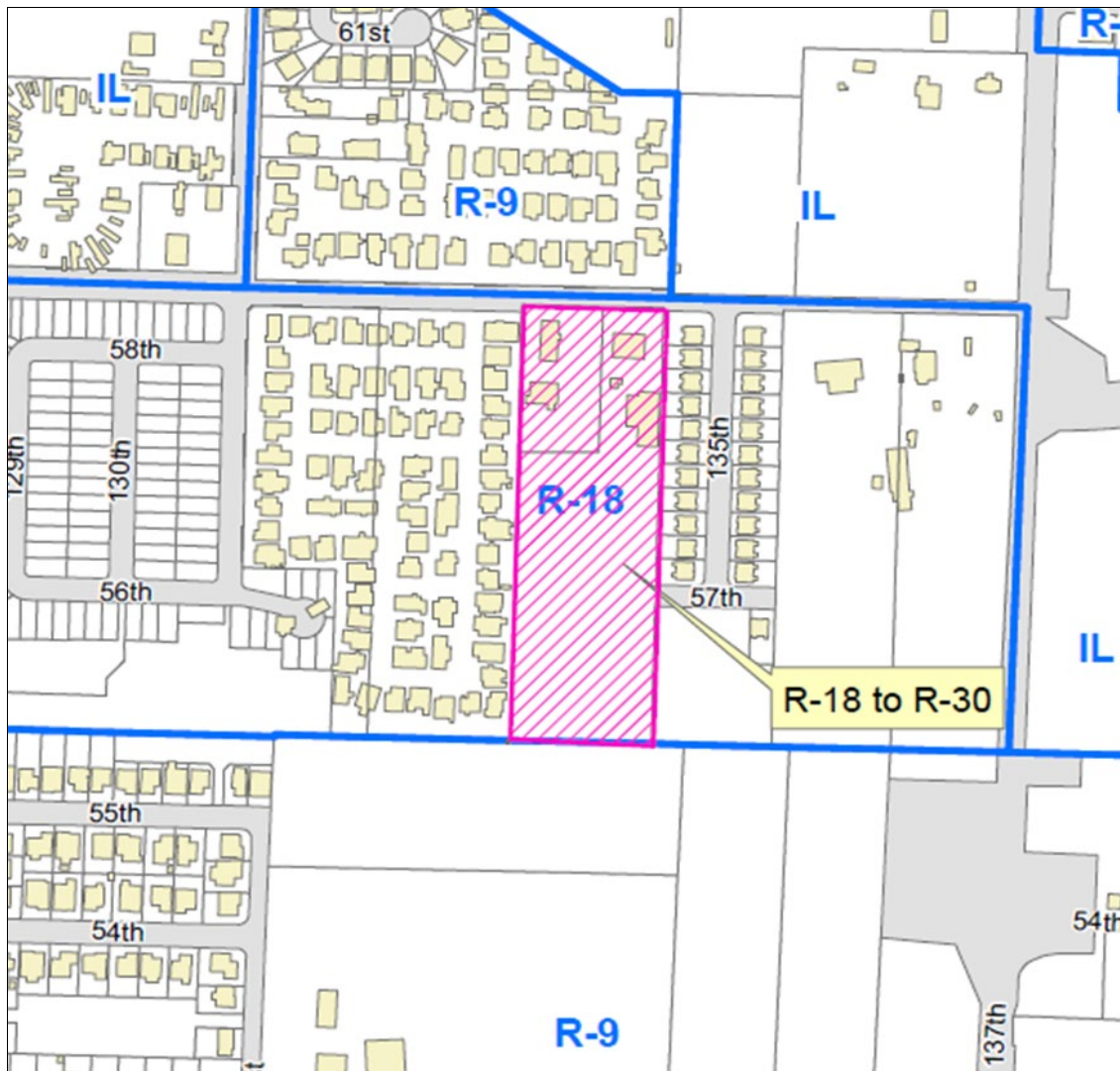
With the pending adoption of a new Comprehensive Plan and zoning code anticipated at the end of 2025, the City Council has established limits on map or text changes that will be considered in advance of the new Plan and code to those providing for near term housing or addressing unmet Council priorities. Two standalone zoning map designation changes have been proposed by property owners which fall within these allowances by enabling higher density housing. These will be introduced at a Planning Commission workshop on April 8, with a public hearing anticipated at the Commission's public May 13 meeting. City Council dates have not yet been scheduled.

Overview

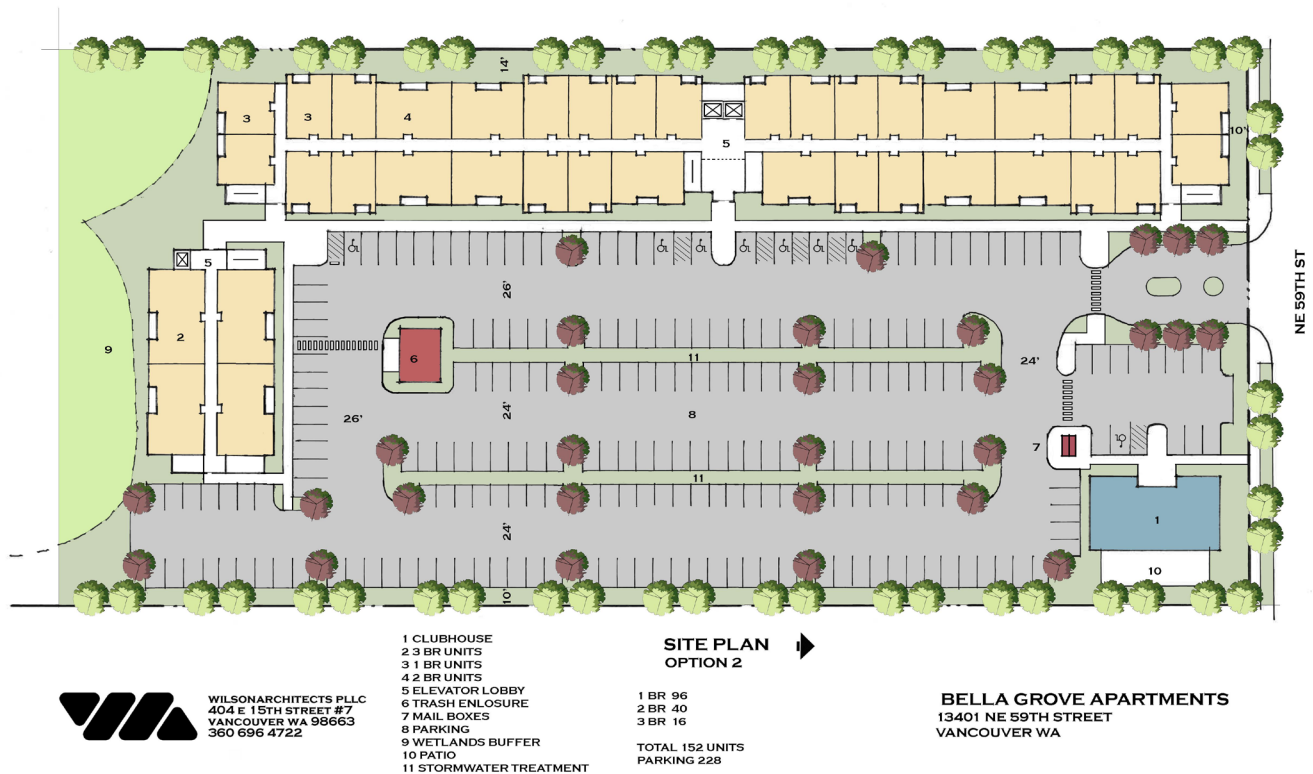
Bella Grove Zoning Amendment.

A change from R-18 to R-30 is proposed on a 6.2-acre site at 13401 and 13309 NE 59th Street, tax lots 107812000 & 107814000, in the North Image Neighborhood. The applicant, property owner Jimmy Buel, has previously received approval for a 102-unit garden style apartment consisting of one-bedroom units. If the zone change is approved, approval will instead be sought for a 164-unit garden style apartment project with 248 parking spaces. An informal conceptual site plan is included along with the map of the proposed zone change.

Bella Grove – Zoning Map



Bella Grove – Conceptual Site Plan (rotated 90 degrees clockwise)



Currently the proposal site contains single family homes and outbuildings. To the north of the proposal site across 59th Street is a mobile home park zoned R-9. East are duplexes zoned R-18. South is the Image Elementary School campus zoned R-9. West is a mobile home park zoned R-18.

Draft future zoning for the proposal site is envisioned as Medium Scale Neighborhood under Possibility A and B for the new Comprehensive Plan and zoning standards anticipated to be adopted at the end of 2025 following community review through the upcoming Environmental Impact Statement and fall adoption hearings. A range of housing types including multi-family development is anticipated to be allowed under the Medium Scale Neighborhood designation, along with small commercial uses, at heights of up to 4 stories.

In general conformance with current zoning, properties to the east and west of rezone proposal site are anticipated to also be zoned Medium Scale Neighborhood, and those to the north and south are anticipated to be zoned Low Scale Neighborhood.

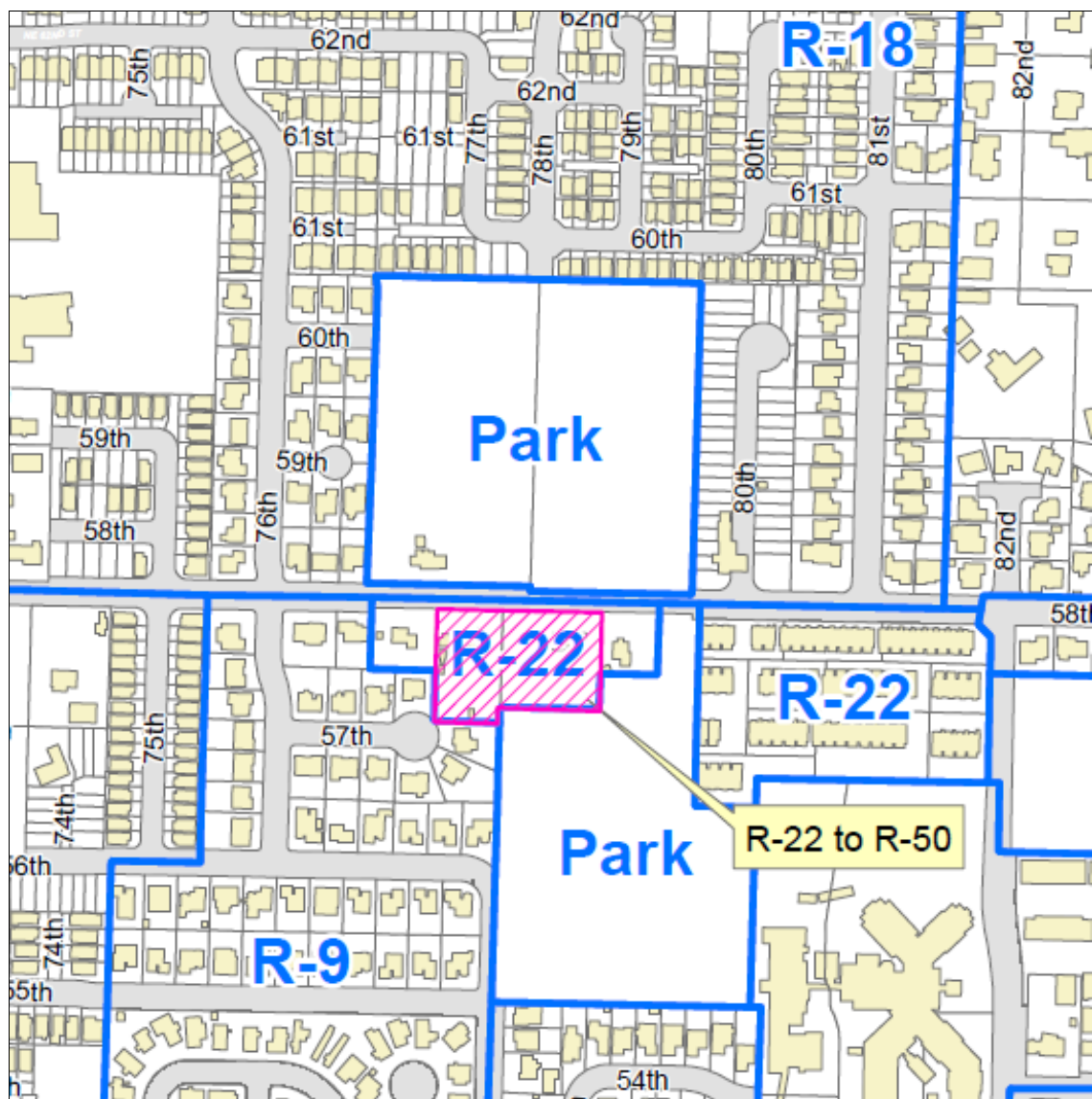
Burnt Bridge Creek is at the southern edge of the proposal site. The full site is in the flood fringe and contains hydric soils and modeled wetlands according to Clark County GIS inventories. Compliance with VMC 20.740, Critical Areas Protection, will be required at the time of site plan review.

The applicant is in the process of completing a trip generation study to compare potential high level traffic impacts under the current and requested zoning designations.

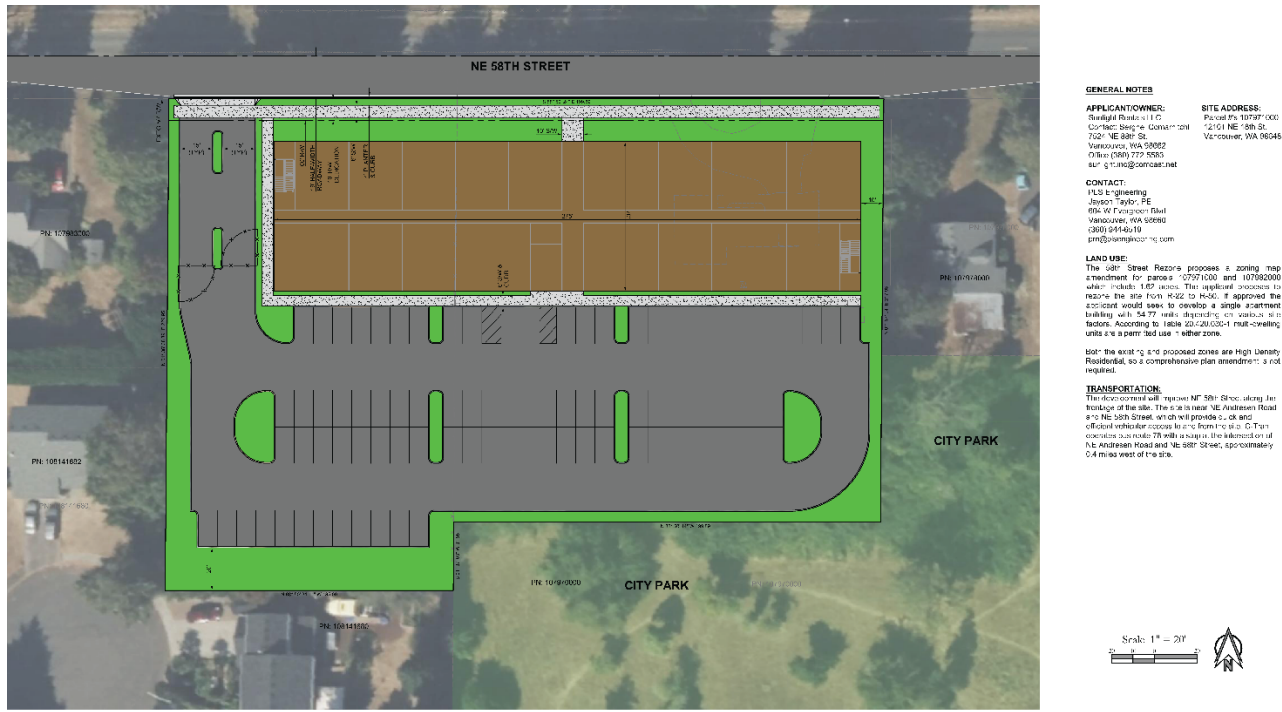
58th Street Zoning Amendment

A change from R-22 to R-50 is proposed on a 1.6-acre site at 7711 and 7809 NE 58th Street, tax lots 107971000 and 107982000 in the Walnut Grove neighborhood. The applicant, Serghei Cormanitche, represented by PLS Engineering, plans to submit a future application for site plan approval for an apartment building up to 77 units if the zone change is approved. Below is a zoning map, and a conceptual site plan.

58th Street Amendment – Zoning Map



58th Street Amendment – Conceptual Site Plan



The applicant has submitted a trip generation study estimating that the proposed R-50 zoning could reasonably assume generation of 28 trips during the morning peak hour, 30 during the evening peak hour, and 350 per day, in comparison to 14 morning and 17 evening peak hour trips and 230 per day under the existing R-22 zoning.

Currently the site contains two single family homes. To the north of the proposal site across NE 58th Street is Raymond Shaffer Park, zoned Park. West are single family homesites zoned R-22. South and southeast is a City of Vancouver stormwater facility zoned Park.

Draft future zoning for the proposal site is envisioned as Medium Scale Neighborhood under Possibility A and B for the new Comprehensive Plan and zoning standards anticipated to be adopted at the end of 2025 following community review through the upcoming Environmental Impact Statement and fall adoption hearings. A range of housing types including multi-family development is anticipated to be allowed under the Medium Scale Neighborhood designation, along with small commercial uses, at heights of up to 4 stories.

In general conformance with current zoning, properties to the north, south, and southeast of the proposal site are anticipated to be zoned Park/Open Space. Property to the west is anticipated to be zoned Medium Scale Neighborhood.

Next Steps

City staff will present the proposals at the April 8 workshop, followed by Planning Commission discussion of any concerns and identification of what additional information would be needed at the upcoming May 13 public hearing to evaluate the proposal under the rezone review criteria of VMC 20.285.060, and formulate a recommendation to the City Council. Rezone criteria allow for consideration of the rezone in light of the likely future use of the site as depicted in the conceptual site plans submitted, but at the rezone stage these are reviewed at a high level to determine compliance with rezone criteria. If the rezones are approved, the applicants will be required to submit Site Plan review applications during which specific development issues and compliance with related City standards will be evaluated.

Staff will issue a staff report and recommendation to the Commission at least 10 days in advance of the May 13 public hearing for the rezone.

Representatives of the North Image and Walnut Grove Neighborhood Associations have been notified of the proposed zone changes. The May 13 public hearing will be advertised through mailed notice to residents and property owners within 500 feet of the sites, posting of signage at the site, and publication in the Columbian newspaper.

Staff will also issue a State Environmental Policy Act (SEPA) determination and checklist in advance of the public hearing.



2025 Standalone Zoning Map

Designation changes in advance
of updated Comprehensive Plan
and zoning code

Bryan Snodgrass, Principal Planner, City of Vancouver Community Development
Department, Comprehensive Planning Division

April 8, 2025



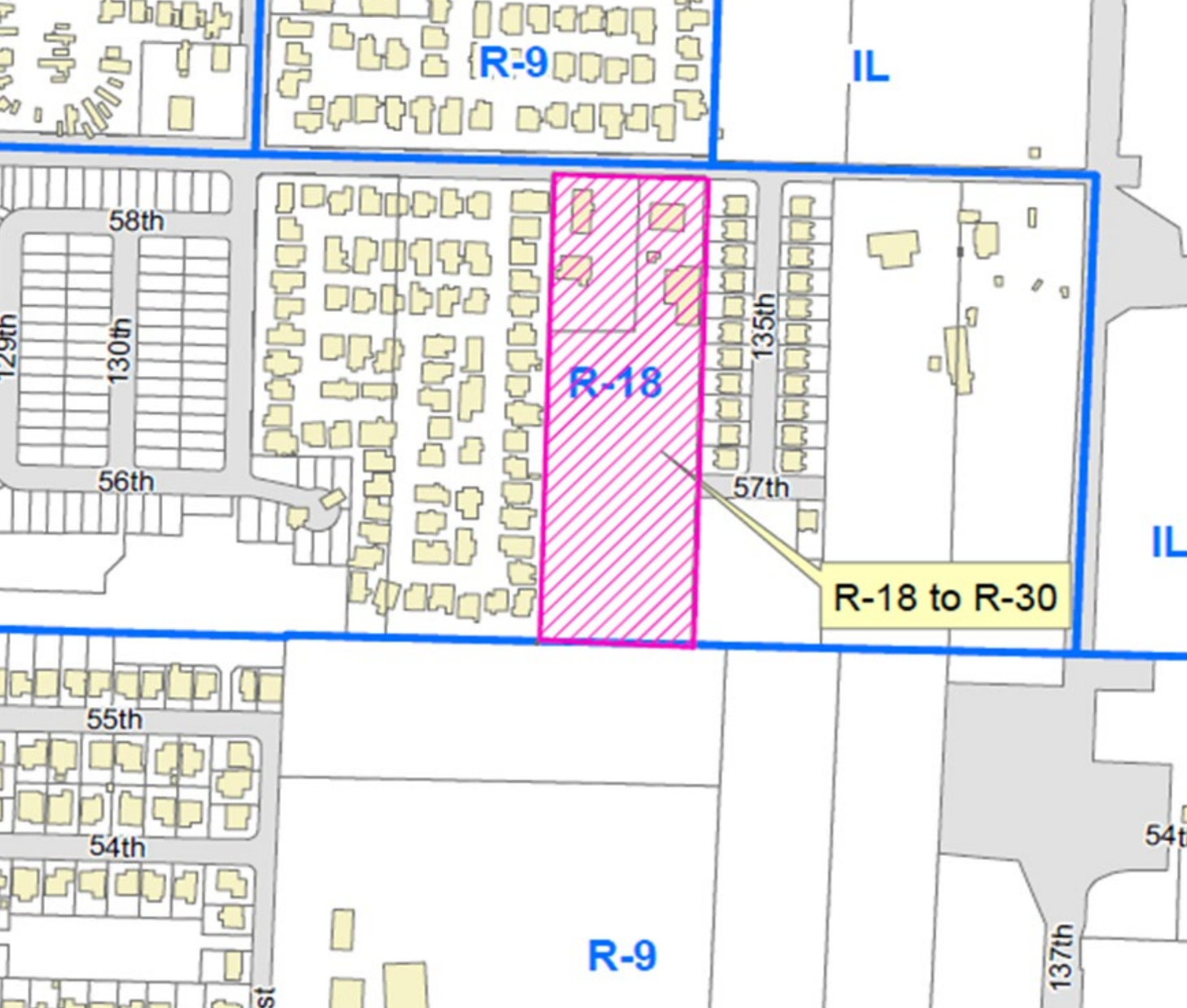
Agenda

- Process for review of separate map and text changes in advance of updated Comprehensive Plan
- Review two standalone rezone applications anticipated for May 13
Planning Commission public hearing, identify questions and concerns



Individual changes prior to updated Comprehensive Plan and zoning

- Citywide updates anticipated December 2025. Draft EIS this spring. Potential future zoning currently on project website.
- Advance changes limited by Council to those providing short term housing, addressing unmet Council priorities, or addressing process issues



Bella Grove Zone Change – R-18 to R- 30 east of 59th Street and 135th Avenue

- Mobile home parks north and west, duplexes east, Image Elementary campus south
- Medium Scale Neighborhood in Possibility A and B
- Burnt Bridge Creek at bottom of site. Extensive hydric soils and modeled wetlands throughout.

Bella Grove Zone Change – Conceptual Site Plan

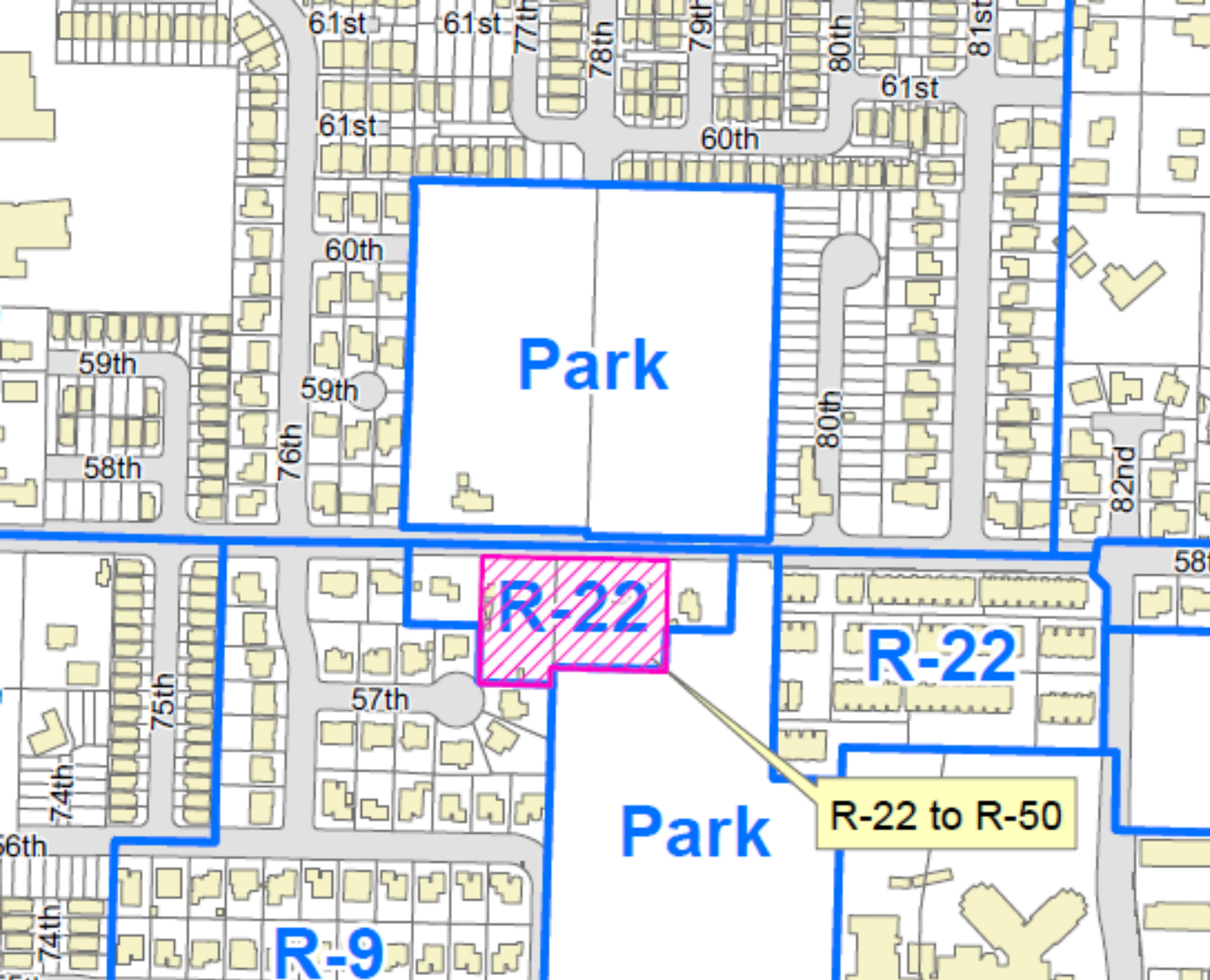
- Previous approval for 102-unit garden apartment
- Would instead apply for Site Plan approval for 164-unit apartment if rezone approved





Return to Planning Commission

- Questions or concerns
- Additional information needed for anticipated May 13 public hearing



58th Street Zone Change – R-22 to R- 50 at 58th Street east of 76th Avenue

- Park north, single family homesites east and west, stormwater facility and single family homes south
- Medium Scale Neighborhood in Possibility A and B

58th Street Zone Change – Conceptual Site Plan

- 77-unit apartment proposed if rezone approved





Return to Planning Commission

- Questions or concerns
- Additional information needed for anticipated May 13 public hearing

Thank You



bryan.snodgrass@cityofvancouver.us

360-487-7946

